

Submitted September 30, 2015  
Approved as of  
Date September 30, 2015

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION  
MEETING NO. 13-2015  
Wednesday, July 8, 2015**

The City of Rockville Planning Commission convened in regular session in the  
Mayor and Council Chambers at 7:00 p.m.  
Wednesday, July 8, 2015

**PRESENT**

Don Hadley, Chair

Anne Goodman	Gail Sherman
David Hill	John Tyner, II
Jack Leiderman	

**Present:** Marcy Waxman, Senior City Attorney  
Andy Gunning, Assistant Director CPDS  
Jim Wasilak, Chief of Planning  
Cindy Kebba, Planner III

**I. REVIEW AND ACTION**

- A. Annexation Petition ANX2015-00145,** Frederick Road, LLC, C/O Silverwood Investments, LLC, - Presentation and discussion of petition to annex 4.03 acres at 15931 Frederick Road, to be placed in the Mixed-Use Transit District (MXTD) Zone.

Andrew Gunning informed the Commission that the Annexation Item was removed from the agenda but will be revisited at the next Planning Commission meeting.

**II. DISCUSSION**

- A. APFS briefing on recent changes.** For a briefing on recent modifications to the Adequate Public Facilities Standards (APFS) recently adopted by the Mayor and Council.

Jim Wasilak led the discussion on recent modifications to the APFS standard. Topics of discussion included 1) Program Capacity Standards, 2) Test Period – five years from the date of project approval and 3) School Cluster Test – average program capacity of all schools at each school level.

The meeting recessed at 8:58 p.m. and reconvened at 9:05 p.m.

- B. Draft Rockville Pike Plan.** Report from Building Heights Sub-Committee with discussion and direction to staff. Decision on draft plan title change. Remaining topics and discussion items.

Chair Hadley made a statement about the current status of the Rockville's Pike Plan. Mayor and Council has submitted comments on the Pike Plan and there has been an ongoing issue concerning building heights, so a committee has been assigned to work on the issue. Some councilmembers would like a complete actionable Rockville's Pike Plan before the end of the current mayoral term and zoning ordinance that is compatible with what the Pike Plan proposes.

Cindy Kebba began the discussion with an overview regarding the Planning Commission subcommittee for building heights. Commissioner Goodman stated that the subcommittee is completing their recommendations.

Commissioner Hill moved, seconded by Commissioner Tyner, to accept the document entitled "Building Heights Considerations by the Rockville Planning Commission Subcommittee." The July 1, 2015 final draft version is a statement of sentiment of this body and will decide what to do with it in transition further on in this meeting. The motion passed 6-0 (Commissioner Littlefield was absent).

Commissioner Leiderman moved, seconded by Commissioner Goodman to adopt a name for the plan, the seconded bullet point suggests Rockville's Pike Neighborhood Plan with the subtitle Planning Commission Plan. The motion passed 6-0 (Commissioner Littlefield was absent).

The meeting recessed at 9:12 p.m. and reconvened at 9:17 p.m.

Discussion continued with Commissioner Leiderman's thoughts on the Pike Plan. He introduced several topics (building heights, APFO/APFS and BRT) he feels merits further discussion.

### **III. COMMISSION ITEMS**

- A. Staff Liaison Report** –Andrew Gunning provided an overview of the next Planning Commission meeting which will include: 1) a summary of the Southlawn meeting, 2) more open meeting will be scheduled in September, 3) Mandatory Referral, 4) Historic District Commissions request for designation of 17 Martins Lane and 5) the renaming of Renaissance street.

Cindy Kebba provided a summary of the July 7<sup>th</sup> Listening Session.

Commissioner Hill moved, seconded by Commissioner Leiderman, to take the Building Height consideration by the Rockville Planning Commission of July 1, 2015 and combine it with the table that was provided to staff during the break of all their resolutions to Mayor and Council points and that staff put a cover letter on it and forward it to Mayor and Council.

Commissioner Leiderman offered a friendly amendment to ask staff to revise the cover letter. The motion passed 6-0 (Commissioner Littlefield was absent).

- B. Old Business** - None
- C. New Business** - None
- D. Minutes** - None
- E. FYI Correspondence** - None

#### **IV. ADJOURN**

There being no further business to come before the Planning Commission, the meeting adjourned at 10:04 p.m.

Respectfully Submitted,

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Sandra Y. Driver, Commission Secretary